

**District IV Advisory Board**  
**Meeting Minutes**  
**June 1, 2005**  
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The **District IV Advisory Board Meeting** was held at 7:00 p.m. at the Stanley Aley Neighborhood City Hall. In attendance was eight (8) District Advisory Board members, six (6) staff and approximately eight (8) citizens with four (4) signing in.

**Members Present**

Jerry McGinty  
Joshua Blick  
Tom Engelmann  
Mary Cockburn  
Ed Koon  
Michael Gisick  
Jim Benton  
Marjorie Griffith

**Staff Present**

Officer Sharp, Wichita Police Department  
Rob Raine, Finance Department  
Jay Newton, Finance Department  
Jim Armour, Public Works Department  
Jess McNeely, Planning Department  
Brandon Kauffman, City Manager's Office

**Members Absent**

Doug Leeper  
Damon Burrows  
Doug Schoen  
Council Member Gray

**Guests**

Listed on Page

**Order of Business**

**Call to Order**

The meeting was called to order at 7:00 p.m.

**Jerry McGinty (Tom Engelmann)** moved to approve the agenda for the June 1, 2005 meeting. The motion passed 8-0.

**McGinty (Joshua Blick)** moved to approve the minutes for the May 4, 2005 meeting. The motion passed 8-0.

**Public Agenda**

*The Public Agenda allows members of the public to present matters to the District Advisory Board. Each presentation is limited to a period of five minutes unless extended by the Board.*

### **1. Scheduled Items**

No items were presented.

### **2. Off-Agenda Items**

No items were presented.

### **Staff Presentations**

#### **3. Community Police**

**Officer Sharp**, 28 Beat Coordinator, stated as school is let out the gang graffiti has risen. Community police officers recently went to a training on the process of gang graffiti removal so that they would be more aware of the process and what can be done to help resolve the situation. He stated that the property owner needs to sign a release form so that the city may cleanup the graffiti if it is on public property. If it is on public property then it needs to be reported to the Office of Central Inspection so that it may be removed.

**Action: Receive and File.**

#### **4. Capital Improvements Program**

**Jay Newton, Finance Department**, stated that Rob Raine, Finance Department, Jim Armour, Public Works Department, were here to present the Capital Improvements Program. Newton stated that the proposed CIP is a 10-year capital budget for the City for the years 2005-2014. It lay the foundation for the City Council's emerging strategic vision and capitalizes on Wichita's strengths. The highlights for the 2005-2014 Capital Improvements Program are neighborhood revitalization and redevelopment, maintaining existing infrastructure, public safety, support of new growth and development, maintenance and construction of city facilities, and to implement these initiatives without impacting pre-approved projects.

The City Council sets the policy framework for staff to follow when reviewing projects for the CIP. The following are policies that staff must follow: a constant 10-mill property tax levy, half of sales tax receipts for freeway projects, water and sewer rate increases, ERU increase of 25 cents per year in 2006 and 2007, no other revenue enhancements, and no changes to previously-approved projects. The proposed CIP totals over \$1.8 billion in both revenues and expenditures, which is a total of 498 projects.

**Cockburn** asked why some projects at the airport were in the 2004 CIP and not in the 2005 proposed. **Newton** stated that projects were shifted to allow for money to be transferred to the project for the terminal.

**Cockburn** asked who determines from 2004 to 2005, which projects need to be moved back for streets. **Newton** stated that the City Engineer makes those determinations based upon analysis and also input from the City Council. **Cockburn** asked if there was a way for the public to know about projects being moved such as Pawnee. **Armour** stated that Pawnee was moved back to help balance the books, and it is not recorded as to why a

project is moved back. **Armour** stated that Council Member Gray is consulted when a project is moved.

**Gisick** asked why money was allocated over a four year time period on some of the projects. **Armour** stated that the first year is usually programmed for design fees, the second year for right of way acquisition, and then the fourth year for construction.

**Cockburn** asked why the Tyler: Pawnee to K-42 was renamed to Tyler: Harry to K-42. **Armour** stated that the change was because of a project the City Council planned on that would have needed a 4-lane road to be constructed but a change in the project allowed the city to keep the road as a 2 lane and then provide maintenance.

**Gisick** asked what the following abbreviations stood for: RV: Revenue Bonds; PFC: Passenger Facility charge; GO: General Obligations; Other: includes federal funds; GR: general revenue/federal/state and RV/O: Revenue Bonds.

**Cockburn** asked if storm water projects were part of the water and sewer projects. **Armour** stated that they were a part of the Public Works department.

**Koon** asked if the money budgeted in public safety for the replacement of police helicopter is for the new helicopter that was just purchased. **Newton** stated that it is for the replacement of the helicopter that was recently purchased.

**Koon** asked about the West St. storm water project and how it will affect the drainage in the area. **Newton** stated that Douglas and West Streets will drain the area along West St. **Armour** stated that the first phase of the project was moved back and will now be funded in 2010 and 2011.

**Jason Garrett** asked why the airport cannot stay in the same terminal and have the airlines commit revenues to the airport for a new terminal. **Rob Raine** stated that revenues generated for the new terminal come from the passenger facility charge, which is charged on the number of flights landing and the number of passengers per flight. There are also charges for landing and gate fees. Raine stated that the traffic has increased dramatically at Mid-Continent and the Wichita airport is in the top 5 in the nation for growth in the number of passengers.

**Bud Daily**, stated he thought that Maple St. from Sheridan to Sycamore was in the CIP previously and this would have helped to alleviate the storm water problem. **Armour** stated that it was previously in the CIP but was pulled and that the 1<sup>st</sup> and 2<sup>nd</sup> street storm water projects may offer Maple some storm water relief.

**Action: Jerry McGinty (Benton) recommended that the CIP be adopted by the City Council. The motion passed 8-0.**

## 5. ZON2005-0020

**Jess McNeely, Planning Department**, stated that the applicant, Exacta Machine Co., has requested a zone change to General Commercial from the current zoning of “SF-5” Single Family Residential. Exacta Machine Company’s plan is to utilize the current lot that is zoned for SF-5 for a parking lot, which general commercial zoning would be needed for that use. This parking lot will support the existing machine shop. Staff has recommended approval with subject to the following Protective Overlay:

1. Uses on this site shall be limited to parking in support of the machine shop north and west of the site.
2. The applicant shall submit a site plan, to be approved by the Director of Planning, which limits site access to the existing access point on the north boundary of the site. The site may have access from the alley north and west of the site. The site plan shall demonstrate screening of the site from residential uses south and east of the site.
3. The applicant shall dedicate access control to All Hallows Avenue except for one opening adjacent to the alley on the north boundary of the site.
4. The site shall be developed in general conformance with the approved site plan.
5. The applicant shall submit a landscape plan, to be approved by the Director of planning, which meets the requirements of the City of Wichita Landscape Ordinance.
6. No outdoor storage shall be permitted on the site.
7. Outdoor lighting on the site shall be restricted to 12 feet in height, and shall be shielded away from residential zoning.
8. No signage on the site shall be permitted along All Hallows Avenue.

**Gisick** asked why general commercial was needed for the parking lot. He asked if a lower zoning request could be utilized that would allow parking on the site. **McNeely** stated that in order to support the rest of the GC land, the parking lot would also need to be zoned GC.

**Cockburn** asked how much traffic would be generated. **McNeely** stated that he was not aware of how much traffic would be generated but access to the lot would be limited to the north east portion of the lot.

**Gisick** asked how long the land had been owned by the company. **Terry Smythe** agent for the case stated that the current owners have owned the company for approximately two months. The previous owner has owned the property for some time and used to live at the house on the lot where the parking lot is planned.

**Benton** asked how many stalls would be on the lot. **Symthe** stated that a site plan has yet to be developed.

**Smythe** stated that the protective overlay would protect the access to the facility so that traffic would not be moving through the neighborhood.

**Richard and Diane Ridpath** stated that they would like to see the traffic in the alleyway limited by the machine shop because it tears up the road and some people fences. **Bud Daily** asked if they could build at site 1 where the current parking lot is located. **McNeely** stated that they could because the area is zoned GC.

**Action: Koon (McGinty) moved to recommend approval of the rezoning subject to the property owners vacating the alleyway. The motion passed 8-0.**

### **Board Agenda**

**Gisick** stated that a new community police officer has been hired and will officially start on the 4<sup>th</sup> of June. His name is Officer Kelly O'Brien.

**Benton** stated that the Southwest Village Neighborhood Association will have a cleanup on the 11<sup>th</sup> of June. They currently need 11 more volunteers.

**Brandon Kauffman** stated that the next District Advisory Board meeting will be held at Lionel Alford Branch Library.

**McGinty** stated that on July 23 at 10:00 am the Parks and Recreation Department will be holding a dedication for the Splash park.

**Englemann (Cockburn) motioned to adjourn. The meeting adjourned at 8:44 pm.**

**Respectfully Submitted,**

**Brandon Kauffman  
District IV Neighborhood Assistant**

### **Guests**

Jason Garrett  
Florence Laurey  
DB Daily  
Nancy Daily

### **Address**

355 All Hallows  
340 All Hallows  
402 Leonine  
402 Leonine